

**DEVELOPMENT REVIEW COMMITTEE –October 6, 2020**  
**REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**16890 Roberts Road**  
**Architecture and Site Application S-20-002**

**Requesting approval for demolition of an existing single-family residence and construction of a new single-family residence on property zoned R-M:5-12. APN 529-18-046.**

**PROPERTY OWNER: Antony J. Alappat**  
**APPLICANT: Sandra Paim**  
**PROJECT PLANNER: Ryan Safty**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

**Required finding for the demolition of a single-family residence:**

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the new single-family residence will replace a building previously used for a pre-school.
  2. The existing structures have no architectural or historical significance as determined by the Town's Historic Preservation Committee on September 25<sup>th</sup>, 2019.
  3. The property owner does not desire to maintain the structures as they exist; and
  4. The economic utility of the structures was considered.

**Required Compliance with the Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.
- The project is in compliance with the Residential Design Guidelines, and the applicant has revised the design to respond to recommendations by the consulting architect, including: reducing the height of the main residence by five feet, unifying roof pitches, and increasing the street setback to the attached garage. The project is not the largest floor area or FAR in the neighborhood, meets the objective standards of the zoning code, and is compatible with the neighborhood in terms of massing, scale, and height.

## **CONSIDERATIONS**

### **Required considerations in review of Architecture & Site applications:**

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.